



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 17, 2015


The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

18 February 17, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**RESOLUTION OF SUMMARY VACATION
SANITARY SEWER EASEMENT
NORTH OF SEPULVEDA BOULEVARD AND WEST OF NORMANDIE AVENUE
PARTLY IN THE CITY OF LOS ANGELES
AND PARTLY IN THE UNINCORPORATED
COMMUNITY OF WEST CARSON
(SUPERVISORIAL DISTRICTS 2 AND 4)
(3 VOTES)**

SUBJECT

This action will allow the County of Los Angeles to vacate a sanitary sewer easement north of Sepulveda Boulevard and west of Normandie Avenue, partly in the City of Los Angeles and partly in the unincorporated community of West Carson, which is no longer needed for public use.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the sanitary sewer easement north of Sepulveda Boulevard and west of Normandie Avenue, partly in the City of Los Angeles and partly in the unincorporated community of West Carson, is no longer required for public use and that it may, therefore, be vacated under the authority of Section 5400 of the California Health and Safety Code.
3. Find that the sanitary sewer easement north of Sepulveda Boulevard and west of Normandie Avenue, partly in the City of Los Angeles and partly in the unincorporated community of West Carson, has been superseded by relocation; that there are no other public facilities located within the

easement; and that the easement may, therefore, be vacated pursuant to Section 8333(c) of the California Streets and Highway Code.

4. Adopt the Resolution of Summary Vacation.

5. Upon approval, authorize the Director of Public Works or her designee to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles to vacate the sanitary sewer easement north of Sepulveda Boulevard and west of Normandie Avenue (Easement), partly in the City of Los Angeles and partly in the unincorporated community of West Carson, since the Easement no longer serves the purpose for which it was dedicated and is not required for public use. The vacation has been requested by the underlying property owner to clear the encumbrance from the property's title due to the abandonment and relocation of the sanitary sewer line for the construction of a new building structure.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The vacation of the Easement will result in added revenue through the assessment and taxation and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The applicant has paid a \$2,323 fee to defray the expenses of the investigation. This amount has been deposited into the Road Fund. The fee was authorized by the Board in a resolution adopted on May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code and Section 20.32.240 (b) of the Los Angeles County Code (2012-13).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area to be vacated contains approximately 2,575 square feet and is shown on the map that is attached to the enclosed Resolution of Summary Vacation.

The County's interest in the Easement was acquired by dedication in Document No. 80-1031789, recorded on October 14, 1980, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County as an easement for sanitary sewer and appurtenant structure purposes.

Mr. Larry R. Carr, on behalf of Storm Plaza Torrance, LCC, the underlying property owner, requested the vacation of the Easement, partly in the City of Los Angeles and partly in the unincorporated community of West Carson, due to the abandonment and relocation of the sewer line. The sewer line was relocated to allow for the construction of a new building structure, which will entail the use of the area proposed to be vacated.

The California Health and Safety Code Section 5400 provides that a county board of supervisors may vacate an easement for sewage or drainage purposes whenever it determines the easement is no longer needed for public use.

The California Streets and Highways Code Section 8333 (c) provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has been superseded by relocation and there are no other public facilities located within the easement.

The California Streets and Highways Code Section 8335 provides that upon making the required finding, the legislative body of a local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution of vacation.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Easement and will result in the property being unencumbered by the Easement and available to the property owner for use without restriction of the Easement.

ENVIRONMENTAL DOCUMENTATION

This action is categorically exempt from the provisions of CEQA, as specified in Sections 15305 and 15321 of the State CEQA Guidelines, which state that the class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The sanitary sewer line was abandoned and relocated to allow for the construction of a new building.

CONCLUSION

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order. Retain one original for your files.

The Honorable Board of Supervisors

2/17/2015

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

**RESOLUTION OF SUMMARY VACATION
SANITARY SEWER EASEMENT
NORTH OF SEPULVEDA BOULEVARD AND WEST OF NORMANDIE AVENUE**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the holder of a sanitary sewer easement (hereinafter referred to as the Easement) in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easement, north of Sepulveda Boulevard and west of Normandie Avenue, is located partly in the City of Los Angeles and partly in the unincorporated community of West Carson in the County of Los Angeles, State of California.
2. The Easement is no longer required for public use.
3. The Easement has been superseded by relocation and there are no other public facilities located within the Easement.
4. The Easement is hereby vacated pursuant to Section 5400 of the California Health and Safety Code and Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8330.
5. The Director of Public Works or her designee is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the Easement will be terminated.
6. From and after the date this resolution is recorded, the Easement will no longer constitute a public service easement.

The foregoing resolution was on the 17th day of February, 2015, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By Julia Wesson
Deputy

PH:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER RESOLUTION\NORMANDIE AVE RESOLUTION.DOC

PATRICK OGAWA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Carla Little
Deputy



EXHIBIT A

Project Name: **SEWER EASEMENT NORTH OF
SEPULVEDA BOULEVARD AND WEST
OF NORMANDIE AVENUE 29-1VAC**
A.I.N. 7347-018-005, 026, 040, & 089
T.G. 794-A2
I.M. 039-197
R.D. 232
S.D. 2 & 4
M1391102

PARCEL NO. 29-1VAC (Vacation of Sanitary Sewer Easement):

Part A

All of that certain 10-foot-wide strip of land, designated as "10' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES FOR SEWER PURPOSES PER DEED RECORDED OCT. 14, 1980 AS INST. NO. 80-1031789 O.R." on map of Tract No. 35089, filed in Book 1087, pages 44 through 47, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Containing: 1,632 ± square feet

Part B

That portion of that certain 35-foot-wide strip of land designated as "35' WIDE SEWER EASEMENT OF THE COUNTY OF LOS ANGELES PER INST. NO. 80-1031789 O.R. RECORDED ON OCT. 14, 1980" lying within Lot 5, of above-mentioned map.

Total area of PARCEL NO. 29-1VAC, having 2 parts, containing: 2,575± square feet

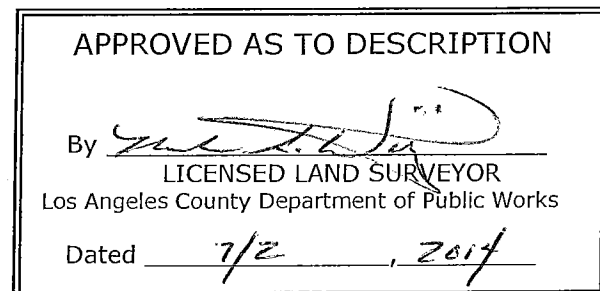
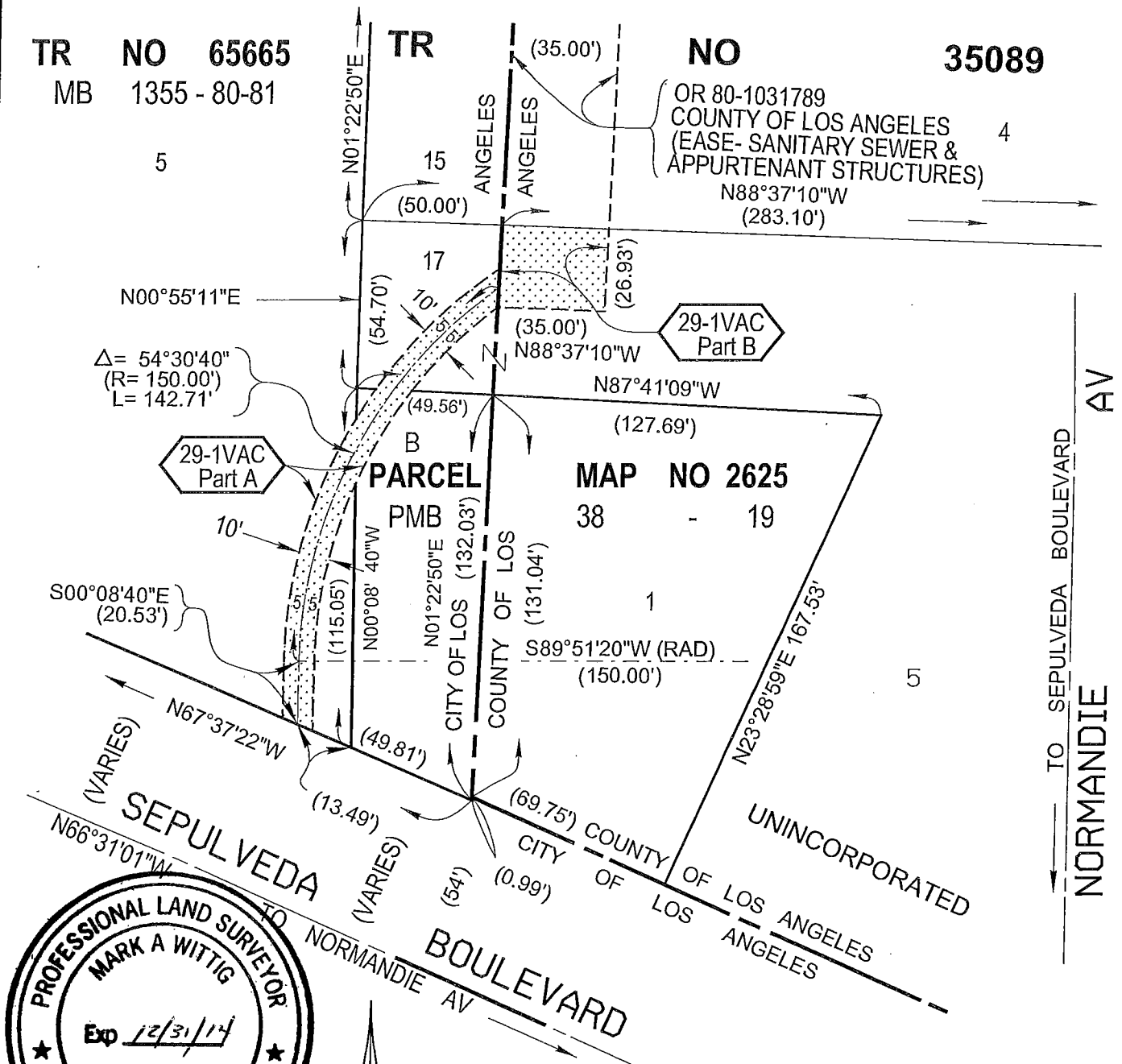


EXHIBIT B

TR NO 65665
MB 1355 - 80-81

NO 35089



BY *[Signature]* 7/7/14
LICENSED SURVEYOR DATE

LEGEND



PROPOSED SANITARY
SEWER EASEMENT
TO BE VACATED
TOTAL AREA: 2,575± SQUARE FEET

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 794-A2
I.M. 039-197
S.D. 2 & 4
R.D. 232

SEWER EASEMENT N/O
SEPULVEDA BLVD AND
W/O NORMANDIE AVE

DATE
6-18-2014

SCALE:
NO SCALE

A.I.N
7347-018-005, 026,
040, & 089

PREPARED BY

P. HERNANDEZ

PROJECT I.D.
MPV0000138

PROJECT NO.
M1391102

TO SEPULVEDA BOULEVARD
NORMANDIE AV